

## Port of San Francisco – Project Fact Sheet – SWL 324 Hotel Development

A Mixed-Use Development - 164-Room Hotel, Teatro ZinZanni Theater-Dinner Space and a park



### Project Goals

- Preserve and enhance a unique San Francisco music and performance venue
- Incorporate sustainable practices, including Green Building Standards
- Generating revenues for Port

### Project Overview

- **Partnership:** Port of San Francisco + TZK Broadway LLC (public/private).
- **Components:**
  - 164-room, 4-story luxury lifestyle hotel
  - Teatro ZinZanni dinner-theater venue
  - ~14,000 sq. ft. public park (privately funded, owned, and maintained)
- **Design Highlights:**
  - LEED-certified building
  - Historic “Spiegeltent” in a glass-walled gazebo
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- **Cost and Schedule:**

Phase	Budget	Duration	Start	Finish
Predevelopment Cost	\$ 27.7 million	84 months	2016	2026
Construction/Soft Cost	\$133.1 million	24 months	<u>2026</u> <u>6</u>	<u>2028</u> <u>8</u>
FF&E/OS&E/Tech,	\$ 13.3 million	Long term	2026	2028
Operation		Long term	2028	2072
<b>Total</b>	<b>\$174.1 million</b>			

- **Community Support:** Strong backing from artists, businesses, labor, and city officials.
- **Regulatory Milestones:**
  - 2016: Port Commission and Board of Supervisors endorsed preliminary terms.

- 2018: Final Mitigated Negative Declaration (FMND) approved under CEQA.
  - 2019: Port Commission approved lease and schematic drawings (Resolution 19-36).
  - 2020: Board of Supervisors approved lease (Resolution No. 05-20)
  - COVID-19 Delay
  - 2025: LDDA Amendment to extend the Close of Escrow to Sept. 2026
  - 2026: Early 2026 Seek approvals for Revised Lease Terms
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